

## **AMENDING OFFICIAL ZONING MAP**

**NORTH SIDE OF OLD BATTLEGROUND ROAD WEST OF BRANDT RIDGE DRIVE**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-40 Residential Single Family and Conditional District – Planned Unit Development - Residential to Conditional District – RM-12 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the northern right-of-way line of Old Battleground Avenue, said point being the southwest corner of Thomas J. and Joann S. Cowett as recorded in Plat Book 94, Page 113 in the Office of the Guilford County Register of Deeds; thence along said right-of-way line the following three chord bearings and distances, all with a radius = 1402.43 feet: 1) N70°41'33"W 202.86 feet; 2) N63°38'41"W 141.90 feet; and 3) N56°39'59"W 199.49 feet to a point; thence N52°35'17"W 195.00 feet to a point; thence leaving said northern right-of-way line N41°01'51"E 408.09 feet to a point; thence N67°17'19"E 124.90 feet to a point; thence N67°19'30"E 206.35 feet to a point; thence S04°48'11"E 753.16 feet to a point; thence S04°44'24"E 43.41 feet to the point and place of BEGINNING.

Section 2. That the rezoning of RS-40 Residential Single Family and Conditional District – Planned Unit Development - Residential to Conditional District – RM-12 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: Congregate Care Facility.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on August 25, 2006.